



LINKHOMES  
ESTATE AGENTS

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## First Floor



Total area: approx. 37.2 sq. metres (400.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



**Flat 8, 295 Ashley Road, Poole, Dorset, BH14 9DZ**  
**Guide Price £170,000**

**\*\* NO FORWARD CHAIN \*\* PERFECT TIME BUY \*\* SOUTHERLY-FACING BALCONY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom first floor apartment, situated in the much-desired BH14 postcode. Benefitting from an array of fine features including two good-sized bedrooms, an open-plan kitchen/living room with integrated appliances and a Southerly-facing private balcony, a three-piece bathroom suite and a long lease. This is the perfect first time buy!

Constructed in 2021, this apartment is situated on Ashley Road which consists of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross and its independent bars and restaurants. Close-by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, Next Home and the Everlast gym is also on site. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. The Parkstone Train Station is just a short walk away and connects to the mainline which takes you directly to London Waterloo.



## First Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, entry phone system, wooden front door to the front aspect and carpeted flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed windows to the rear and side aspect, UPVC double glazed single door to the rear aspect opening onto the South facing balcony, wall and base fitted units, combination boiler, four point electric hob with integrated oven and stainless steel extractor fan and glass splash back, integrated washer/dryer, stainless steel sink with drainer, power points, internet point, radiators, consumer unit and partially carpeted flooring and vinyl flooring.

### Bedroom One

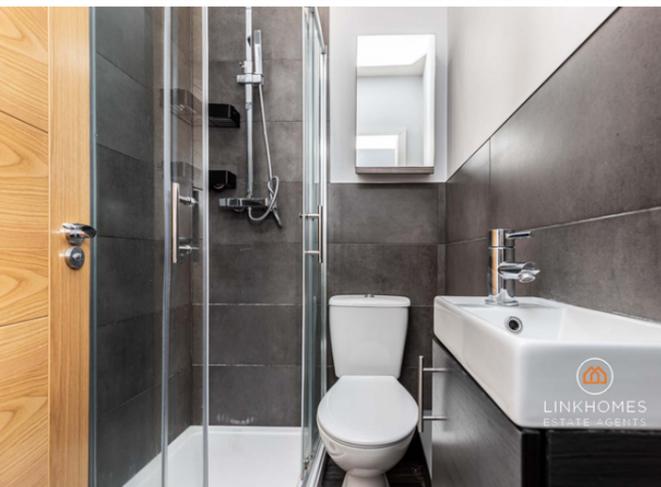
Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, enclosed waterfall shower with additional shower head, toilet, wall mounted sink with storage, mirrored vanity unit, part tiled walls and vinyl flooring.



## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 121 years remaining  
Ground Rent: £165 per annum  
Service Charge: £716.00 per annum  
Building insurance is arranged separately via the managing agents and is approximately £200 per annum  
Managing Agents: Twenty3 Ltd  
Rentals are permitted  
Holiday lets are not permitted  
Pets are permitted subject to the freeholders permission, which can be revoked  
EPC: C  
Council Tax Band: A - Approximately £1,503.29 per annum.  
Remainder of a warranty: 6 years

### Stamp Duty

First Time Buyer: £0  
Moving Home: £900  
Additional Property: £9,400